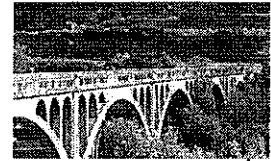


BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting minutes of Bonsall Community Sponsor Group
Date: February 3, 2009
Time: Meeting started at 7:15 PM
Location: Bonsall Community Center
Roll Call: Present: Morgan (Chair), Davis, (Vice Chair), Lintner, Mallett, Rosier;
Absent: Norris; one vacancy

m/s 2/26
RECEIVED
FEB 25 2009
DEPARTMENT OF PLANNING
AND LAND USE

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

A member of the public requested an update on the water quantity situation for the Bonsall area at the July meeting. That person will contact some potential agencies to request speaker's specific to the topic.

The Highway 76 Environmental Impact Report for the section from Mission Ave. to I-15 is due out at the end of 2009. There are two proposed routes for this section of Highway 76: a northern one on the north side of the river paralleling the current route; and, a southern route that requires two major bridges to cross to the San Luis Rey (SLR) River. One is proposed just east of the intersection with Mission Ave. and will cross to the southern side of the river, travel through some of the Vessels Ranch property, and then back north over the SLR River just west of the I-15 intersection. CalTrans is scheduled to present an update at the April BCSG meeting. Hopefully the media will cover meeting announcements so the public will be notified of the opportunity to express their opinions of the project design and options.

1.0 ADMINISTRATIVE

1.1 Administrative

1.2 The Pledge of Allegiance was led by Mr. Davis.

1.3 Corrections and Approval of Agenda – Corrections to the agenda were as follows: Items 2.1, 2.4, and 2.6 were continued.

1.4 Approval of January 6, 2009 Meeting Minutes – Motion by Lintner to approve with one correction to his name; Second by Rosier, Passed 5-0.

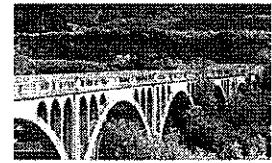
1.5 Subcommittee/Meeting reports:

- San Luis Rey Watershed Council – The organization has submitted incorporation paperwork to the Secretary of State and is awaiting a response from the agency.
- I-15 – Larry Pierce of the I-15 Committee recently passed away.
- General Plan Update – Morgan and Davis will review the Bonsall Community Plan Section of the General Plan Update and provide comment and revisions based on the new formatting requested by the County. Another GP Update meeting is scheduled for the end of February.
- SANDAG – The Oceanside mayor decided to remove Councilmember Jerry Kern from the Cities/County Transportation Advisory Committee which reviews and provides advice on the development and maintenance of the regional road system. Oceanside was the closest municipal representative to Bonsall on this committee. His position will be replaced by a representative from Solana Beach.
- Airport Authority – There's been recent discussion that they built the new terminals on the wrong side of the airport in regards to traffic flow issues. It would now cost \$4 billion to move the terminals closer to Pacific Highway, closer to transportation infrastructure.



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- North County Transit – NCTD sold passes early to students so they received up to 11 free days to ride, possibly at the cost of closing of eight bus routes.
- Fire Information Update: In order to address property ownership issues North County Fire will close the station next to the Bonsall Elementary School and build a new facility behind the ARCO Station west of Highway 76 and Olive Hill Road. The County of San Diego Vegetation Management Plan was approved by the Planning Commission and includes 10 pages on how to effectively use controlled burns. There are only four pages on vegetation management options. It is now moving on for approval by the Board of Supervisors (BOS).
- SDG&E and the Sunrise Powerlink – There will be upcoming meetings to discuss potential power cut offs during high wind events. And, the proposed passage for Sunrise Powerlink, which is proposed to have 300 foot high towers, will impact conservation lands and the I-15 corridor. There is great concern whether these structures can support human life during fire storms.

PUBLIC COMMENT

- There was a question from the public on whether the local fire districts/departments have approved an on-site structure for protection of human life during fire storms. It was stated that the fire districts/departments have not approved such a structure.
- There was concern expressed by a public member about the new Septic Tank waiver program being proposed by the State Water Resources Control Board. This would require septic tank owners to register their systems and have them checked and pumped every five years.

1.6 Trails Plan – The BCSG was requested to review and provide comment on the BOS approved 2005 version of the trails plan within the groups planning area. The following changes were proposed: Change the trail location to the opposite side of the road in the area of the new Olive Hill Fire Station and support the trail changes by Moody Creek's proposed project on Camino del Rey. Discussion regarding East Vista Way as trails should be clear regarding connections starting at 76 and turning right or west at Hutchison. Trail **not to** go along East Vista Way beyond Hutchison to Osborne.

1.7 **Tour of Dai Dang Meditation Temple** – BCSG Members Morgan, David, Mallett, and Rosier are scheduled to attend, plus one member of the public interested in becoming a Sponsor Group Member. The tour is scheduled for February 5, 2009 at 11:00 AM. No lunch will be provided.

1.8 **Form 700 Annual Statement of Economic Interest** – Each member of the BCSG must complete this annual document. Each member shall submit their document directly to Cheryl Jones at the County of San Diego by April 1, 2009.

2.0 PLANNING AND LAND USE

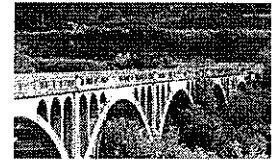
2.1 S96-005 Mirpour – Continued.

2.2 MUP79-134W1 Modification - Moody Creek Farms. This project is located on the south side of Camino del Rey near Saratoga Estates. This is a proposal to conduct some "administrative cleanup" for the Major Use Permit. When the current owner purchased the property, he was unaware of some issues that were not addressed between the County of SD and the previous owner. The applicant had a major pre-application hearing with the County of San Diego and plans to submit the next application with all issues addressed on February 6, 2009.



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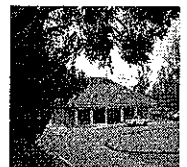


This MUP will allow for public horse boarding at an already existing equestrian facility. There are no proposed changes to the seven parcels included in this MUP. For the most part, the BCSG had no significant recommendations to the project as presented. No vote was requested by the applicant until the final application has been submitted to the County. These revised plans will then be presented to the BCSG.

- 2.3 TMP 20633 Kuehn Garrett/Marks Residence – This is a replacement plan for a lot split located at 30416 Calle Loma Lane. The project has 9.5 total acres and is proposing one lot of 4.7 acres and one of 4.8 acres. The project has a 600 foot driveway up to two pads at the top of the parcel. The project has fire department approval. There was a recommendation to have the project extend the water line and add a fire hydrant at the top of the driveway in addition to the one on the plans depicted half-way up. The BCSG would like to determine the following items before making a formal decision: 1) If the larger proposed Polo Club project located just east of this project is approved, can it provide a secondary emergency access to this project; 2) will this project be required to contribute to the widening for Dentro de Loams. A motion was made by Lintner to continue the project until this additional information is obtained; second by Davis. Passed 5-0.
- 2.4 TPM 21150 Yuan – Continued.
- 2.5 PO8-052 Gainer Stable at 6893 W Lilac Rd. - The proposed project is comprised of a public horse stable with a barn of approximately 10,368 square feet (144' x 72'), a covered riding arena, wash stalls, and access to riding areas throughout the 11 acre property. There are two ephemeral creeks that travel through the property. The applicant is conducting a Phase 1 environmental study since the parcel had previous agricultural use and a toxicity study needs to be completed. The barn can house up to twenty horses or animals. The original proposal had a composting facility located where the covered riding arena is currently proposed. The following information was requested: Copy of the Storm Water Management Plan; details on where the wash water from the wash racks will travel, how manure will be temporarily stored prior to disposal and/or if there are any composting facilities proposed for the site. A motion was made by Mallett to continue the project until this information is received for review; second by Lintner; Passed 5-0.
- 2.6 TPM 20799: Tran project located on Valley of the Kings Road - Continued.

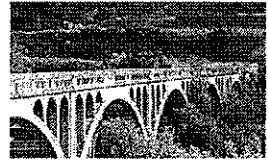
3.0 PERMITS AND VARIANCES

- 3.1 P04-017 Parker Residence/Sprint cell site proposed project is located at 2305 Vista Grande Drive off of East Vista Way behind preferred commercial and Agricultural property. This project is coming before the group again without any changes since submitted approximately two years ago. A motion was made by Mallett requesting the applicant to make the following changes to the project:
- Reduce height to 35 foot maximum as specified in BCSG Wireless Facilities Master Plan.
 - Replace monopalms with mono-broadleaf tree as specified in BCSG Wireless Facilities Master Plan.
 - Additional landscape plantings should not consist of palm trees as specified in BCSG Wireless Facilities Master Plan.



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- Prefer the applicant research commercial and agricultural properties within a few hundred feet of this location, as specified in BCSG Wireless Facilities Master Plan, and provide reason for not selecting these sites.
- Request applicant and county to re-circulate notifications to nearby parcels due to several new homes being built since the area was originally notified.

Second by Lintner; Passed 5-0.

ADJOURNMENT - The meeting was adjourned at 9:05 pm.

